

Andrew Carleton Record of Survey

Located in Section 30, T.1 S., R.7 W., U.S.B. & M.

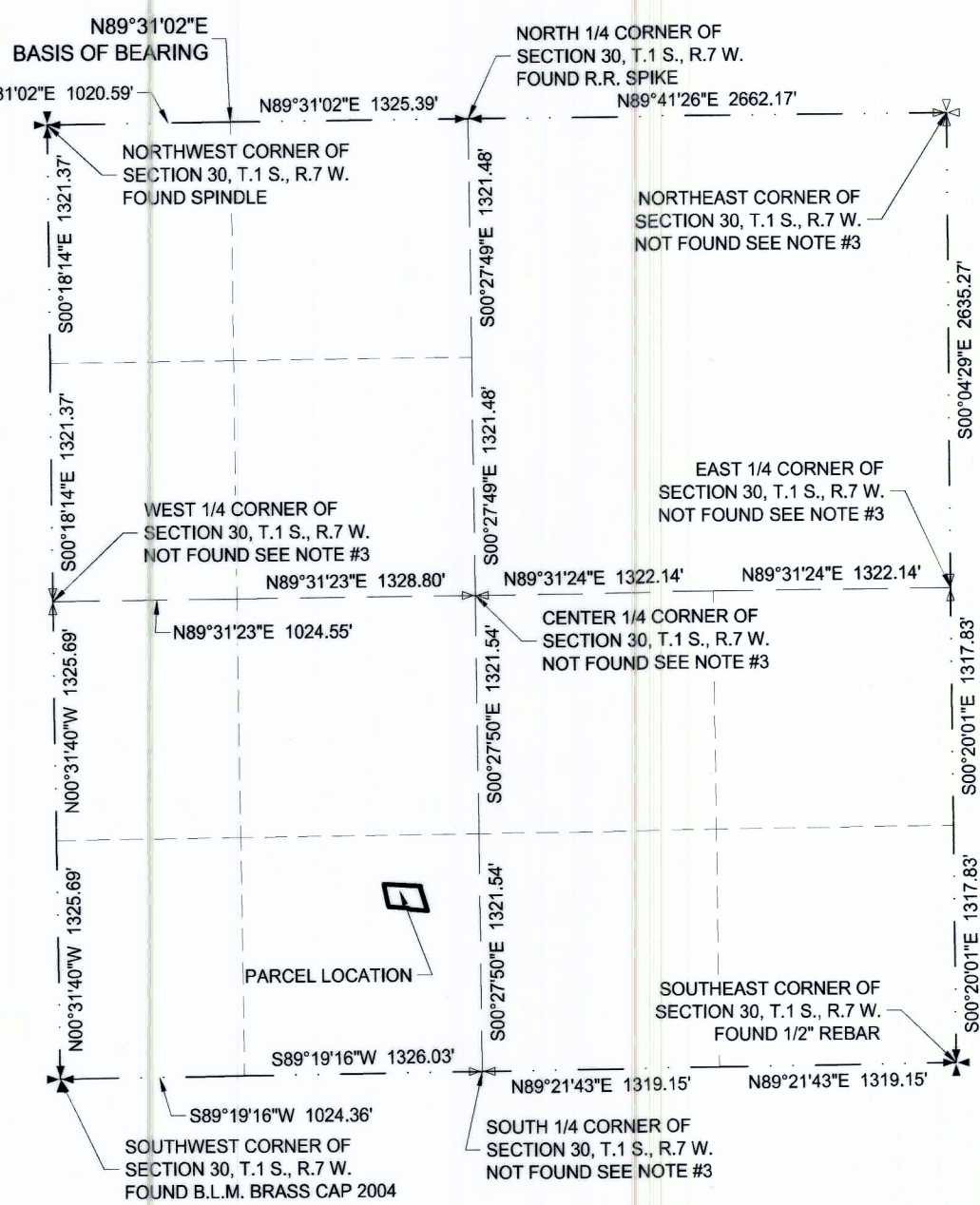
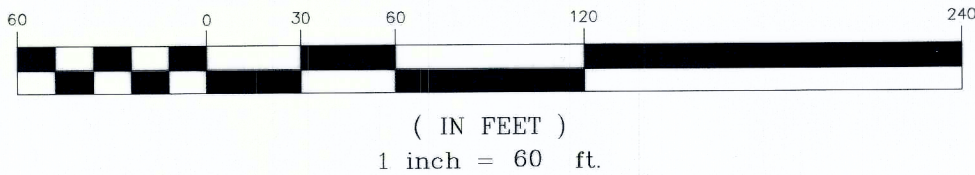
Duchesne County, Utah

2016

LEGEND

- SURVEYED BOUNDARY LINE
- NEW COUNTY ROAD RIGHT OF WAY LINE
- PERMANENT DRAINAGE EASEMENT LINE
- EXISTING 34' WIDE ACCESS ROAD RIGHT OF WAY
- EXISTING UDOT HIGHWAY 35 RIGHT OF WAY LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- DEED LINES
- DUCHESNE RIVER WATER EDGE
- SET 5/8" REBAR & PLASTIC CAP
- STAMPED LS 343639
- FOUND SECTION CORNER
- AS NOTED
- FOUND QUARTER SECTION CORNER
- AS NOTED
- NOT FOUND SECTION CORNER
- AS NOTED
- NOT FOUND QUARTER SECTION CORNER
- AS NOTED

GRAPHIC SCALE



SECTION BREAKDOWN

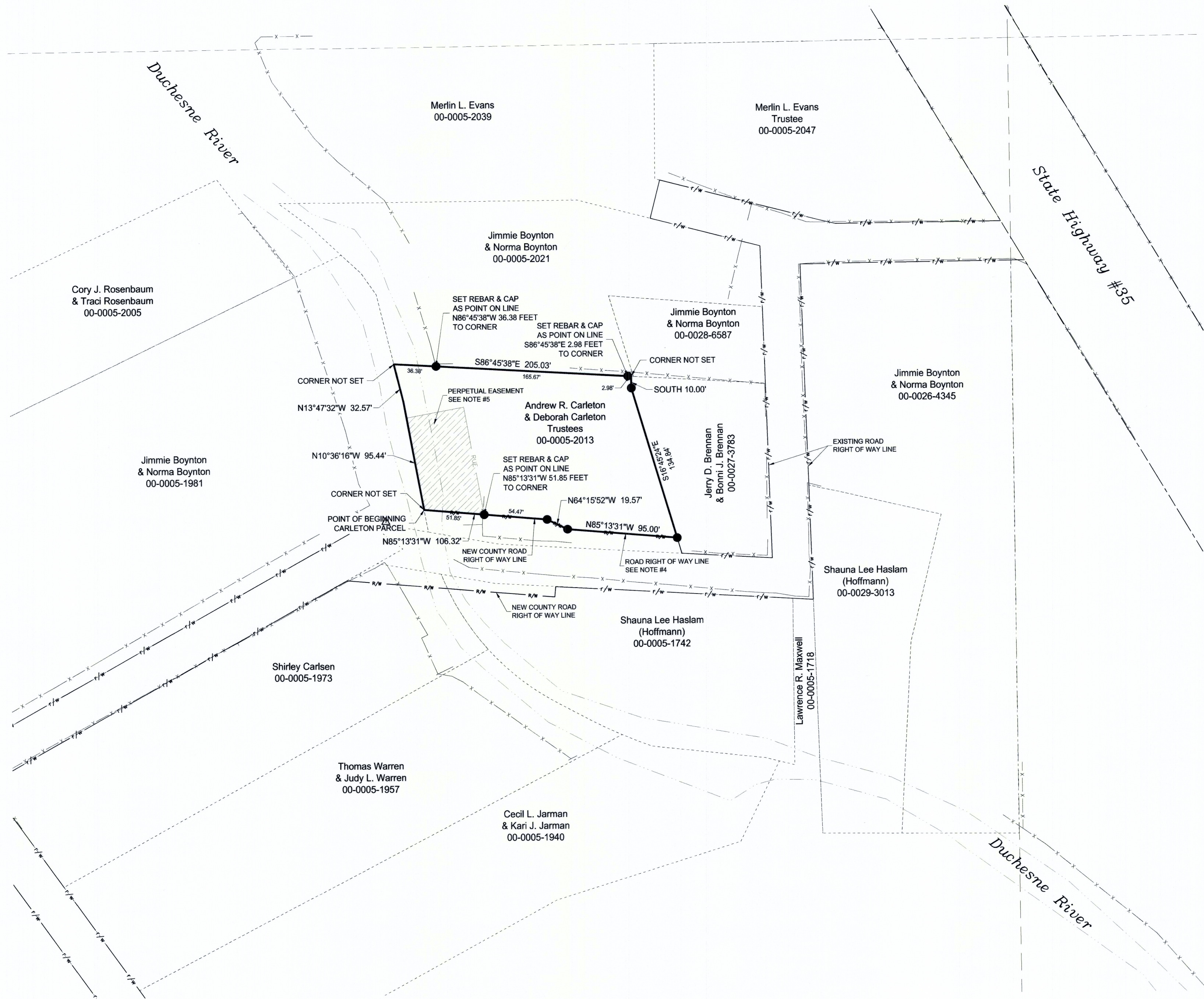
SECTION 30, T.1 S., R.7 W., U.S.B. & M.
NOT TO SCALE

SURVEYED DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED N00°31'40"W 946.33 FEET ALONG THE WEST LINE OF SECTION 30, T.1 S., R.7 W., U.S.B. & M., AND EAST 1841.96 FEET, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE CENTERLINE OF THE DUCHESNE RIVER AND ON THE NORTH RIGHT OF WAY LINE OF THE ROADWAY DESCRIBED ON A WARRANTY DEED RECORDED AS ENTRY NUMBER 492027 OF THE DUCHESNE COUNTY RECORDER'S OFFICE, THENCE ALONG THE CENTERLINE OF THE DUCHESNE RIVER THE FOLLOWING COURSES: N10°36'16"W 95.44 FEET, AND N13°47'32"W 32.57 FEET; THENCE S86°45'38"E 205.03 FEET TO THE NORTHEAST CORNER OF TAX PARCEL 00-0027-3783; THENCE ALONG THE WEST LINE OF TAX PARCEL 00-0027-3783 THE FOLLOWING COURSES: SOUTH 10.00 FEET, AND S16°45'24"E 134.34 FEET TO THE SAID NORTH RIGHT OF WAY LINE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES: N85°13'31"W 95.00 FEET, N64°15'52"W 19.57 FEET, AND N85°13'31"W 106.32 FEET TO THE POINT OF BEGINNING, CONTAINING 0.621 ACRE, MORE OR LESS.

NOTES

- THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND STAKE THE CORNERS OF TAX PARCEL 00-0005-2013.
- BASIS OF BEARING USED WAS N89°31'02"E BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 30, T.1 S., R.7 W., U.S.B. & M.
- THE SECTION CORNER AND QUARTER SECTION CORNERS SHOWN HEREON AS NOT FOUND WERE ESTABLISHED USING A SURVEY PERFORMED FOR CAROL L. SHIELDS BY CLINTON S. PEATROSS IN DECEMBER OF 2010. SURVEY IS ON FILE AT THE COUNTY SURVEYOR'S OFFICE, FILE NO. 2387.
- THE SOUTH LINE OF PARCEL 00-0005-2013 WAS ESTABLISHED USING A WARRANTY DEED RECORDED AS ENTRY NUMBER 492027 IN THE DUCHESNE COUNTY RECORDER'S OFFICE.
- THE PERPETUAL EASEMENT SHOWN HEREON LOCATED ALONG THE WEST SIDE OF PARCEL 00-0005-2013 IS RECORDED AS ENTRY NUMBER 492028 IN THE DUCHESNE COUNTY RECORDER'S OFFICE.



CARLETON DEED DESCRIPTION 00-0005-2013 (1285-0022)

DESCRIPTION FROM A SPECIAL WARRANTY DEED FOUND AS ENTRY NUMBER 454307, IN BOOK A-667 PAGES 702 - 703 IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE.

BEGINNING at a point which is North 916.804 feet and East 1891.560 feet from the Southwest Corner of said Section; thence North 80°00'00" West 55 feet, more or less, to the centerline of the Duchesne River; thence Northwesterly 151 feet, more or less, along said centerline; thence South 86°45'38" East 330 feet, more or less; thence South 1°54'06" East 150.394 feet; thence North 86°45'38" West 242.258 feet to the point of beginning.

ALSO known as Lot 22, MT. TABBY ESTATES, unrecorded.

TOGETHER with a Right of Way for ingress and egress over the road as presently established in the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 1 South, Range 7 West, Utah Special Meridian.

EXCEPTING HEREFROM the following described tract:

BEGINNING at a point which is North 916.804 feet and East 1891.560 feet from the Southwest Corner of Section 30, Township 1 South, Range 7 West, Utah Special Meridian; thence South 86°45'38" East 242.258 feet to the true point of beginning; thence North 86°45'38" West 78 feet; thence Northwesterly 165 feet to a point which is 10 feet South and 116 feet West of the Northeast Corner of the property known as Lot 22, unrecorded plat MT. TABBY ESTATES; thence North 10 feet; thence South 86°45'38" East 116 feet; thence South 1°54'06" East 150.394 feet to the true point of beginning.

WARRANTY DEED (SEE NOTE #4)

DESCRIPTION FROM AN A WARRANTY DEED FOUND AS ENTRY NUMBER 492027 IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE.

A parcel of land in fee for the purpose of re-constructing thereon a bridge and roadway known as Project No. F-R399(152), being part of an entire tract of property situate in the SE1/4SW1/4 of Section 30, T.1 S., R.7 W., of the Utah Special Base and Meridian. The boundary of said parcel of land is described as follows:

Beginning at a point on the south line of said entire tract, which point lies 888.36 ft. N. 00°31'50" W. along the Section line and 2063.90 ft. N. 89°28'10" E. from the Southwest corner of said Section 30, said point also being 12.87 ft. perpendicularly distant northerly from the control line of said project, opposite Engineer Station 23+65.67; and running thence N. 86°45'38" W., 157.40 ft. along said south line; thence continuing along said south line N. 80°00'00" W., 62.60 ft., more or less, to the southwest corner of said entire tract and point on the centerline of the Duchesne River and point of curvature; thence along said centerline and westerly line of said entire tract northwesterly 0.27 ft. along the arc of a 216.33 ft. radius non tangent curve to the right (Note: Center bears N. 78°25'42" E) through a central angle of 00°04'13" (Chord to said curve bears N. 11°32'12" W. for a distance of 0.27 ft.) to a point 14.52 ft. perpendicularly distant southerly from the control line of said project, opposite Engineer Station 21+45.94; thence continuing along said centerline of the Duchesne River N. 10°29'52" W., 19.15 ft.; thence S. 85°13'31" E., 108.32 ft.; thence S. 84°15'52" E., 19.57 ft. to a point 26.00 ft. perpendicularly distant northerly from the control line of said project, opposite Engineer Station 22+65.49; thence S. 85°13'31" E., 95.00 ft.; thence S. 16°45'12" E., 14.21 ft. to the Point of Beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: In the above description there is no rotation angle between property bearings and highway bearings).

(Note: All bearings and distances in the above description are based upon the Utah State Plane Coordinate System of 1983, Utah Central Zone modified to ground coordinates, per Utah Department of Transportation Survey Control Sheet for Federal Aid Project F-R399(152) Reconstruct 3 Bridges in Tabiona, dated November, 2014).

PERPETUAL EASEMENT (SEE NOTE #5)

DESCRIPTION FROM AN A WARRANTY DEED FOUND AS ENTRY NUMBER 492028 IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE.

A perpetual easement, upon part of an entire tract of property, in the SE1/4SW1/4 of Section 30, T.1 S., R.7 W., of the Utah Special Base and Meridian, in Duchesne County, Utah, for the purpose of constructing thereon cut and/or fill slopes, drainage facilities, and appurtenant parts thereof incident to bridge and roadway improvements for existing county roads known as Project No. R399. The said part of an entire tract is described as follows:

Beginning at a point on the centerline of the Duchesne River and westerly line of said entire tract, which point lies 929.28 ft. N. 00°31'50" W. along the Section line and 1,841.92 ft. N. 89°28'10" E. from the Southwest corner of said Section 30, said point also being 33.00 ft. perpendicularly distant northerly from the control line of said project, opposite Engineer Station 21+40.89; and running thence along said centerline and westerly line N. 10°29'52" W., 80.57 ft.; thence N. 79°30'08" E., 50.00 ft. to a point 123.90 ft. perpendicularly distant northerly from the control line of said project, opposite Engineer Station 21+67.90; thence S. 10°29'52" E., 94.22 ft.; thence N. 85°13'31" W., 51.83 ft., more or less, to the Point of Beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described part of an entire tract contains 4370 square ft. in area or 0.100 acre, more or less.

SURVEYOR'S CERTIFICATE

I, TREVOR R. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #343639, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



PREPARED BY:

Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL

- infrastructure professionals -

1.800.748.5275 www.jonesanddemic.com

PROJECT NUMBER:	1406-285	FILE NAME:	n:\d\proj\1406-285\dwg\1406-285_survey.dwg
SURVEYED BY:	J&D Engineering	DRAWN BY:	T.W.G.
		UPDATED:	5/10/2016
		PLOTTED:	5/10/2016

**Record of Survey for
Andrew Carleton**

Duchesne County, Utah

SCALE 1" = 60'

County Surveyor File # 3316